

Spinnaker Village II T. II

011-05001



June 3, 2005

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Raymond Lanyon
4723 Balsam Street
Las Vegas, Nevada 89108

RE: ZON-6327 - REZONING
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO GPA-6321 and SDR-6332

Dear Mr. Mr. Lanyon:

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARK/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 3.26 acres at 4705, 4723 and 4743 Balsam Street and on property adjacent to the southeast corner of Lone Mountain Road and Balsam Street (APNs 138-03-510-003, 023, 024 and 025). The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-6321) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-6332) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Provide a multi-use trail to be constructed along the south right-of-way line of Lone Mountain Road, to meet the requirements of the Master Plan Transportation Trails Element, particularly with the specifications shown in Exhibit 1. Accordingly, a lighted trail with landscaping shall be provided along its entire length. Detailed construction drawings of the trail shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site. Additionally, the trail is to be integrated into the Lone Mountain Road overpass to create a seamless flow of the trail path.

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KURT
Brad
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Jill
MARK

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Serge Charbonneau
4743 Balsam Street
Las Vegas, Nevada 89108

Mr. Stephen Aizenberg
Royal Construction
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

Mr. and Mrs. Howard Coolican
4705 Balsam Street
Las Vegas, Nevada 89108

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

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